

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
AGENDA
Wednesday, February 14, 2007**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, February 14, 2007, at 3:30 p.m.

Roll Call

Approval of Minutes of January 17, 24 and February 7, 2007

1. CONSENT AGENDA ITEMS

Consent agenda items are marked with a ►. An item may be removed from the consent agenda by a request of any member of the Commission.

2. PUBLIC HEARINGS

PCR #07-004: Amendment of the Zoning Ordinance by revising the General Business District B-3 to allow "Rooming facilities for exchange visitors" with a special use permit (Sec. 21-354(17.02)).

PCR #07-005: Amendment of the Zoning Ordinance by revising the Museum Support District MS to allow "Rooming facilities for exchange visitors" with a special use permit (Sec. 21-434(5.1)).

PCR #07-006: Consideration of whether or not the Zoning regulations for "Rooming facilities for exchange visitors" (Sec. 21-681) should be revised to establish a limitation on the number of hotels or motels on individual streets that can be leased to exchange visitors.

PCR #07-007: Rezoning of portions of the public right-of-way at the intersection of Capitol Landing Road and Merrimac Trail from Corridor Business District B-2 to Single Family Dwelling District RS-1, Multifamily Dwelling District RM-2, Planned Development Residential PDR and Limited Business Corridor District LB-4.

3. OPEN FORUM

4. SITE PLANS AND SUBDIVISIONS

► **PCR #06-034:** A Williamsburg White House, 718 Jamestown Road – Addition

5. OLD BUSINESS

CIP: Five-Year Capital Improvement Program (FY08 to FY12)

6. NEW BUSINESS

7. OTHER

8. INFORMATION ITEMS

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

9. PUBLIC HEARINGS SCHEDULED FOR MARCH 14, 2007

PCR #07-008: Amendment of the Zoning Ordinance, Downtown Business District B-1, to increase the residential density from 14 units/net acre by right to 8 units/net acre by right, and up to 22 dwelling units/net acre with a special use permit approved by City Council, with a maximum of 10 units allowed on an individual lot [Sec. 21-295(1)].

PCR #07-009: Rezoning of approximately 5.34 acres to Downtown Business District B-1 for the following properties that are designated by the 2006 Comprehensive Plan as Downtown Commercial land use:

- (A) 314 Prince George Street from Downtown Residential District RDT to Downtown Business District B-1.
- (B) 203 Armistead Avenue, 514 and 528-1 Scotland Street, and 218 and 220 North Boundary Street from Limited Business Downtown District LB-1 to Downtown Business District B-1.
- (C) 205, 215 and 227 Richmond Road; 196 Armistead Avenue; and 616 Prince George Street (the northwest corner of Richmond Road and Armistead Avenue) from Downtown Residential District RDT to Downtown Business District B-1.
- (D) 613 Scotland Street (Blayton Building) from Downtown Residential District RDT and Downtown Business District B-1 Conditional to Downtown Residential District RDT and Downtown Business District B-1. This property fronts on Scotland Street between the Blayton Building and the First Baptist Church parking lot.
- (E) 747 Scotland Street from Single Family Dwelling District RS-2 to Downtown Business District B-1. This property is a part of the Braxton Court Redevelopment Project.

PCR #07-010: Amendment of the Zoning Ordinance, Limited Business Downtown District LB-1, to increase the residential density from 8 dwelling units/net acre to up to 22 dwelling units/net acre with a special use permit approved by City Council, with a maximum of 10 dwelling units allowed on an individual lot [Secs. 21-250(1) and 21-254(1)].

PCR #07-011: Amendment of the Zoning Ordinance to extend the Downtown Parking District west from North Boundary Street to the Delly corner at Scotland Street and Richmond Road to allow the development of new businesses without requiring additional off-street parking (Sec. 21-710).

PCR #07-012: Amendment of the Zoning Ordinance, Downtown Residential District RDT, to require a transitional screening buffer when duplex and multifamily dwellings are adjacent to a lot in a single family PUD District [Sec. 21-242(5)].

PCR #07-013: Request of S.L. Nusbaum Realty Co. to rezone approximately 14.88 acres at 1450 and 1471 Quarterpath Road (northwest corner of Route 199 and Quarterpath Road) from RS-1 Single Family Dwelling District to ED Economic Development District Conditional (with proffers). This property is described as Williamsburg Tax Map Nos. 589-0A-00-003 and 589-01-00-004. This property is designated Economic Development land use by the 2006 Comprehensive Plan.

PCR #07-014: Amendment of the Zoning Ordinance, Economic Development District ED, by adding provisions allowing modifications to the vegetation and width of a required greenbelt adjacent to retail and other commercial use when such modifications are reasonably necessary to provide the visibility needed for these uses, and when such modifications preserve the landscaped and tree-lined character of the greenbelt street [Sec. 21-367(6)]. A special use permit, approved by City Council, would be required. These provisions are recommended by the 2006 Comprehensive Plan (Chapter 6 – Community Character).

Next Work Session

The date for the next Comprehensive Plan Implementation Work Session will be scheduled when the Center City North proposals have been resolved by City Council. The next topic will be the Richmond Road and Penniman Road Mixed Use Areas (new LB-2 District).